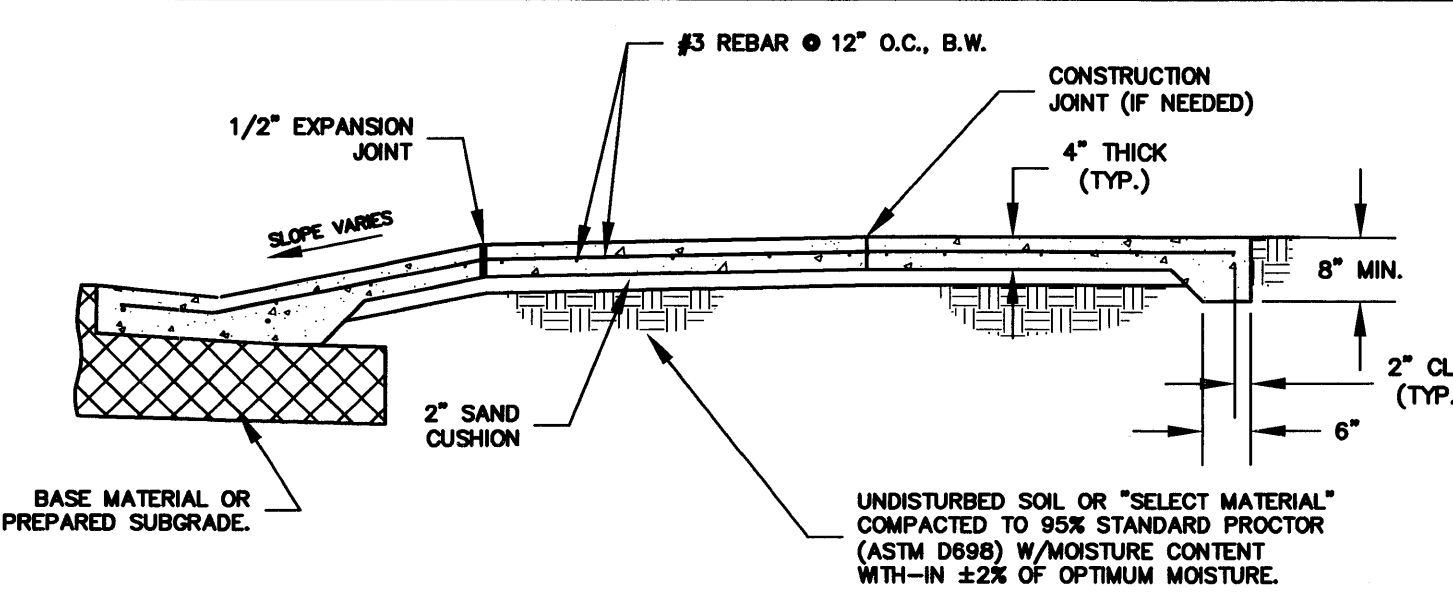
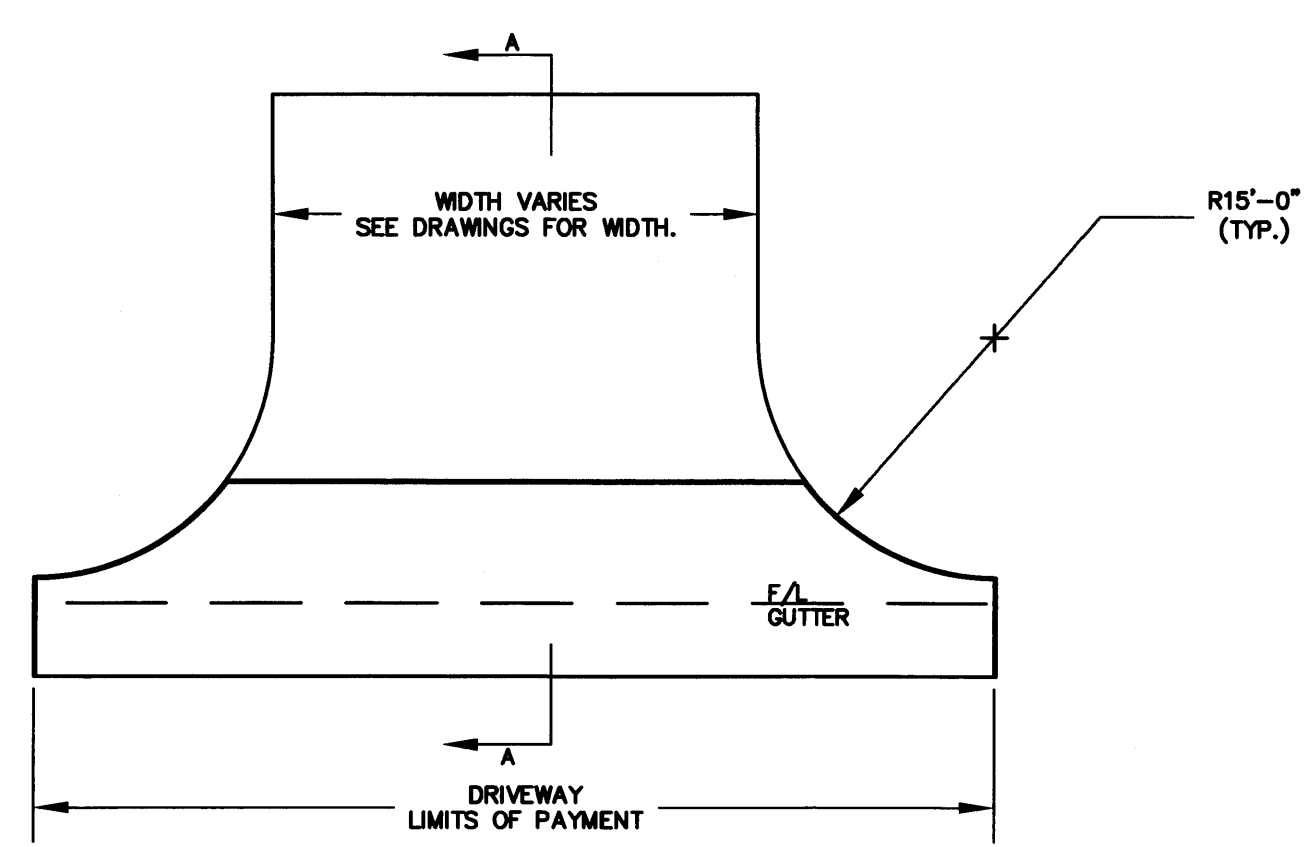


LOT LAYOUT  
SCALE: 1" = 30'



SECTION A-A  
N.T.S.

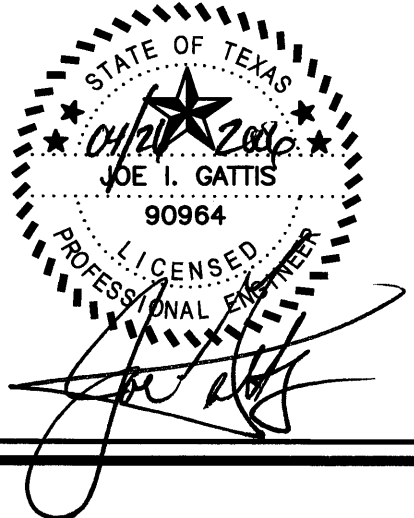
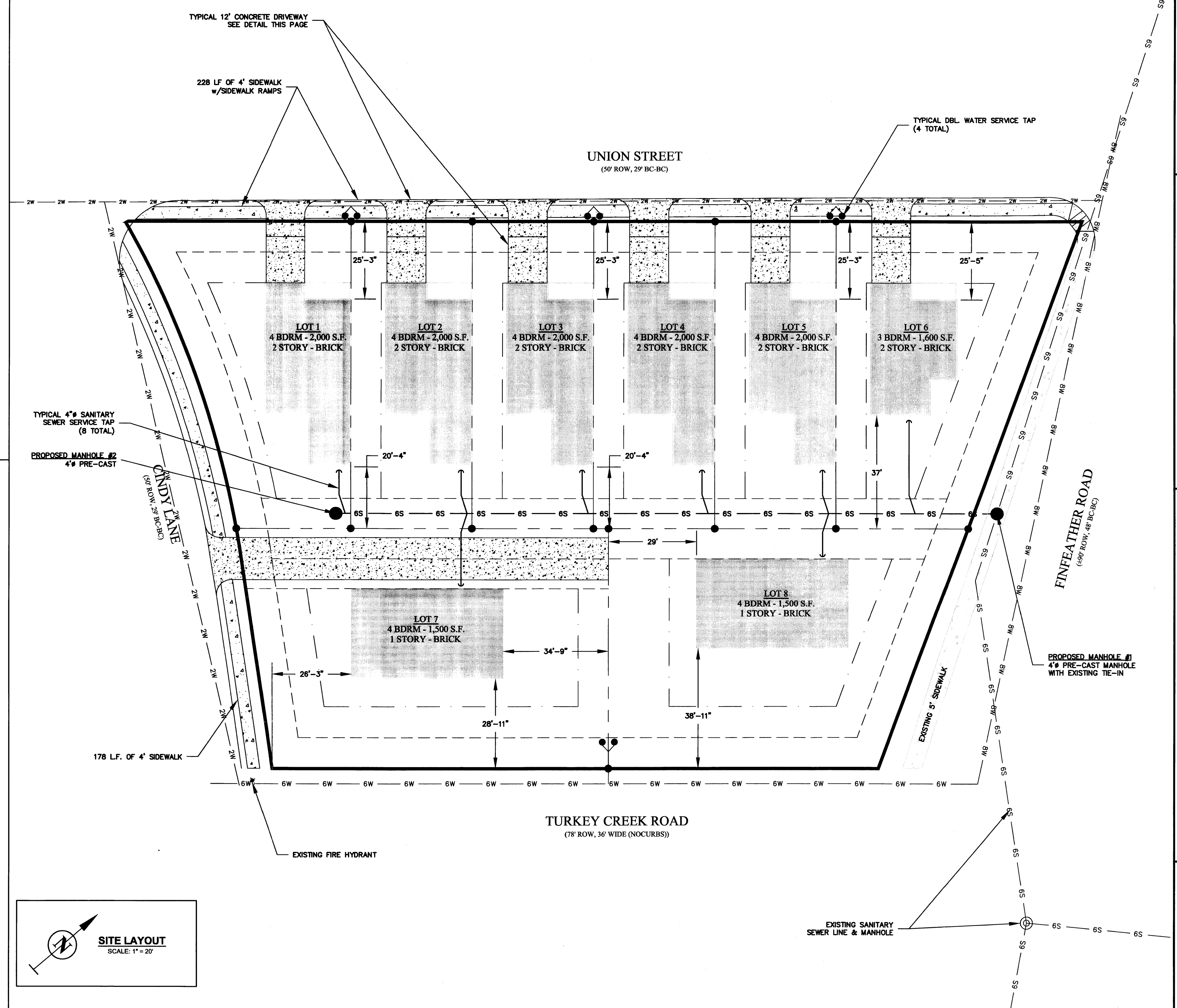


TYPICAL DRIVEWAY DETAIL  
N.T.S.

- GENERAL NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. AT LEAST 48-HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE CITY OF BRYAN, TEXAS, AT 1-800-344-8377.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BRYAN STANDARD SPECIFICATIONS AND THE CONSTRUCTION STANDARDS FOR WATER, SEWER, DRAINAGE AND STREET CONSTRUCTION. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY'S STANDARDS. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY. CONSTRUCTION DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
  - LOCATION OF EXISTING BURIED UTILITIES, WHERE SHOWN, IS APPROXIMATED ONLY. OTHER UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL BURIED UTILITIES.
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER POLLUTION PREVENTION ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE PROJECT SITE.
  - THE PROPOSED BUILDINGS AND ASSOCIATED DIMENSIONS SHOWN HEREIN WERE PROVIDED BY OWNER.
  - THE LAND IS CURRENTLY ZONED SF-5. A CONDITIONAL USE PERMIT SHALL BE INSTITUTED TO ALLOW FOR THE 6 PATIO HOMES.
  - THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 480063-134C, EFFECTIVE DATE JULY 2, 1982.
  - ALL STORM WATER RUN-OFF SHALL SHEET FLOW TO THE NORTH AND NORTHWEST PROPERTY BOUNDARIES AND DISCHARGE INTO THE EXISTING STREET RIGHT OF WAYS OF CINDY LANE AND UNION STREET. FROM THERE IT IS CONVEYED VIA CURB & GUTTER TO THE EXISTING STORM DRAINAGE SYSTEM ON CINDY LANE, SPECIFICALLY A 15" CURB INLET BOX.
  - ALL SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH A.D.A. (AMERICANS WITH DISABILITIES ACT) AND T.A.S. (TEXAS ACCESSIBILITY STANDARDS) REQUIREMENTS AND STANDARDS.
  - PROJECT PRODUCTIONS/DEMANDS:  
WATER: 8 SINGLE FAMILY HOMES 2,000 GALLONS/DAY.  
SEWER: 8 SINGLE FAMILY HOMES 1,800 GALLONS/DAY.
  - PARKING ANALYSIS & REQUIREMENTS: ALL PARKING SHALL BE OFF STREET PARKING PROVIDED IN THE FRONT OF EACH LOT VIA DRIVEWAYS.
  - LOT SUBDIVISION & BUILDING SET BACK LINES SHALL CONFORM TO THE STANDARDS SET FORTH IN CITY OF BRYAN ZONING ORDINANCE AND SITE DEVELOPMENT REVIEW ORDINANCE.
  - UNLESS NOTED OTHERWISE, ALL LOT CORNERS SHALL BE MARKED WITH 2" IRON RODS WITH CAPS.
  - ALL RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED TO THE CITY OF BRYAN.

- LEGEND**
- PROPERTY LINES
  - LOT LINES
  - R.O.W. LINES
  - EASEMENT LINE
  - BUILDING SET BACK LINE
  - EXISTING 6" SEWER LINE
  - EXISTING 2" WATER
  - EXISTING 6" WATER
  - PROPOSED 6" SEWER
  - PROPOSED 4" SEWER MANHOLE
  - PUBLIC UTILITY EASEMENT
  - PROPOSED DBL. WATER SERVICE TAP
  - PROPOSED 4" SANITARY SEWER TAP

SITE LAYOUT  
SCALE: 1" = 20'



DRAWN BY:	JOE G.
DATE:	April 2006
SCALE:	NOTED
PROJECT #:	GE001012-04-01

NO.	DATE	BY	REVISIONS

**GATTISENGINEERING**  
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P.O. Box 13461 • College Station, Texas 77841 • (979) 575-5022  
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**OAK GLADE ADDITION,  
BLOCK 1**  
CITY OF BRYAN, BRAZOS COUNTY,  
TEXAS

**SITE PLAN, GENERAL  
NOTES, & LEGEND  
SHEET**

C-1

CU06-04 #2